



RESIDENTIAL ACCESSORY BUILDING REQUIREMENTS

1. If an accessory storage building is one hundred and twenty (120) square feet or less in area, permit **fees are not required**, however, **a permit is required**, and an application and plan shall be submitted for review.
2. Whether permit fees are required or not, all accessory structures shall meet the setback requirements of the zoning district in which they are located. A detached accessory building located in a residential district must be located in the rear one-half (1/2) of the lot.
3. The structure shall be setback a minimum of three feet (3') (six feet (6') for garage) or the depth of any easement from the rear property line.
4. Except on corner lots, the structure shall be set back from the side property line a minimum of three feet (3') (garages shall be set back a distance equal to that required for the main structure.) On corner lots, no accessory structure shall be placed within the required side yard on the street side.
5. The structure shall be separated a minimum of ten feet (10') from any other structure(s) on the property.
6. If mechanical, electrical, or plumbing work is to be performed, separate permits are required.
7. All structures must be securely anchored to the ground.
8. Contact the Building Inspection Department (817) 410-3165 for additional requirements in specific zoning districts.

REQUIREMENTS FOR SUBMITTAL

1. Two (2) plot plans, to scale, showing property lines and dimensions of house and accessory building. Also show dimension between accessory building and other buildings, and dimension between accessory building and property lines.
2. Two elevation drawings (a simple side view) showing building height.
3. A drawing or description of how the structure will be anchored.
4. One plot plan showing lot drainage.

Large and/or complex projects may require construction details; contact the Building Inspection Department (817) 410-3165 for requirements.

Development Services Department
The City of Grapevine * P.O. Box 95104 * Grapevine, Texas 76099 * (817) 410-3165
Fax (817) 410-3012 * www.grapevinetexas.gov